

BOARD OF DESIGN REVIEW MINUTES

January 27, 2000

CALL TO ORDER: Chairman David Williams called the meeting to order at 6:35 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

ROLL CALL: Present were Chairman David Williams; Board Members Hal Beighley, Renee Cannon, Anissa Crane, Monty Edberg and Walter Lemon. Board Member Stewart Straus was excused.

Associate Planner Colin Cooper and Recording Secretary Sandra Pearson represented staff.

PUBLIC HEARINGS:

Chairman Williams opened the Public Hearing and read the format for the meeting. There were no disqualifications of Board Members. No one in the audience challenged the right of any Board Member to hear any agenda items or participate in the hearing. There were no continuances.

NEW BUSINESS:

A. VAR99-00025 – SUNSET PORSCHE SIGN VARIANCE

Request for Sign Variance approval for the installation of two monument signs for Sunset Import located at 4050 SW 13th Way. The current sign ordinance allows one freestanding sign per business establishment or tax lot with the exception of when the lineal frontage exceeds 300 feet. When the lineal frontage exceeds the 300 feet an additional freestanding sign may be permitted for each 300 feet of lineal frontage so long as the signs are separated by a minimum of 300 feet. The sign variance request is to allow two freestanding signs within 2089 feet of one another on SW 139th Avenue. The Board of Design Review will review this proposal” variance to the current sign ordinance. The site is within the General Commercial (GC) zone, and is approximately 2.99 acres in size. Map 1S1-16BA, Tax Lot 600.

Associate Planner Colin Cooper presented the Staff Report, noting that the request is for a variance to allow two freestanding signs on a single site, separated by less than the required 300 feet or more. He observed that the code currently requires freestanding signs to be separated by 300 feet or more on a single site. He stated that the applicant has over 700 feet of lineal frontage on two public right-of-ways, meeting the standard that allows two freestanding signs, but because they have both commercial frontage and residential frontage, they are requesting to be permitted to place both signs within 208 feet of one another on the commercial frontage. The mitigating circumstance is that the current sign is in the City's Phase 3 Non-Conforming Signs Inventory – it is both too high and too large – and the applicant has agreed to remove the non-conforming freestanding sign from the site. The two monument signs are intended to direct customers to the unique businesses on the site. There are actually two auto dealerships within the same site, and the signs will allow customers to access the appropriate area within the site. The Staff recommends approval with two conditions: 1) The applicant monument signs shall be limited to the dimensions approved by this variance; and 2) The applicant shall remove the existing nonconforming sign prior to the installation of the two new monument signs.

Rob Roseta and Peter Fry, representing Sunset Imports, Inc., expressed appreciation to Mr. Cooper and Staff for working with them in their situation. He noted that they have two business in one location – a franchise for Porsche and a franchise for Audi. He stated that the franchises have required installation of new brand signs for each business. Mr. Roseta exhibited pictures illustrating the requested monument signs, as requested by the franchise, noting that they would be environmentally attractive for the community and that street. He mentioned that both signs collectively are under the square footage allowance, noting that code requires that they be located three hundred feet apart. They would like to place the signs two hundred ten feet apart, to designate a Porsche entrance and an Audi entrance. He noted that the signs are subtle, quality signs and not flashy, adding that it is unlikely they will be noticed by anyone other than their customers. He added that they have been in this location for 20 years, since January 1980.

Chairman Williams asked Staff if there were any further comments. Mr. Cooper stated that he has no other comments.

Being no members of the public in the audience to address this application, this portion of the hearing was closed.

Mr. Lemon MOVED and Mr. Beighley SECONDED a motion to approve BDR99-00025 – Sunset Porsche Sign Variance, based upon the testimony, reports and exhibits presented during the public hearing on the matter, and upon the background facts, findings and conclusions found in the Staff Report dated January 27, 2000, including Conditions 1 and 2.

The question was called and the motion CARRIED unanimously.

MISCELLANEOUS BUSINESS:

On question, Mr. Cooper discussed anticipated future projects, observing that Hagggen's appears to be the only large project in the near future, adding that there is a possibility of some projects coming through prior to the Title 3 regulations deadline on February 4, 2000.

On question, Mr. Cooper informed Mr. Cannon that Title 3 has been adopted by Metro, although it has not yet been adopted directly by the City of Beaverton. He pointed out that United Sewerage Agency has adopted the regulations, and that they are in charge of the water quality in this basin and that the City will have to comply. He added that the local government unit may also adopt more strict standards than otherwise required.

Meeting adjourned at 6:48 p.m.